

07/03/2013  
C186

## **SCHEDULE 30 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO30**.

### **REYNOLDS ROAD & PINECREST DRIVE MIXED USE ZONE**

#### **1.0**

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#### **Design objectives**

To ensure that development adjacent to the Pinecrest Drive frontage is consistent with the form and scale of the existing residential development in the adjacent Residential 3 zone.

To ensure that vehicular access via Pinecrest Drive is limited so as to ensure that the likely volume and movement pattern of vehicle remains consistent with the role of Pinecrest Drive as a local street in the Residential 3 zone.

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#### **Buildings and works**

Buildings and works should be set back from the boundary of the land with Pinecrest Drive a distance of 8 metres, being the average of the distance of the setbacks of the development of the adjoining properties at 19 and 27 Pinecrest Drive.

#### **Height**

Building heights should not exceed 3 storeys above natural ground level of the Pinecrest Drive Frontage when viewed from the footpath on the north west side of Pinecrest Drive, outside 1 Pinecrest Drive.

#### **Setbacks**

Buildings and works adjacent to 19 & 27 Pinecrest Drive, 33 Reynolds Road and 11 Dumfries Court shall be of a form and scale consistent with the requirements in relation to amenity impacts specified in clause 54.04.

#### **Carparking**

Off-street car parking accessed from Pinecrest Drive should be incorporated within the building development and have minimal impact on the streetscape.

#### **Landscaping**

Existing tree plantings adjacent to 19 & 23 Pinecrest Drive and 33 Reynolds Road should be retained and enhanced, and, where relevant, inform for the articulation of the adjacent building development.

#### **Vehicle and Pedestrian Access**

Reynolds Road should provide the primary vehicle and pedestrian access to the land.

Vehicle and Pedestrian access to the land from Pinecrest Drive must be restricted to access related to the use of the land for residential purposes.

#### **3.0**

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#### **Decision guidelines**

The extent to which the built form, including vehicle access and parking, presents to the Pinecrest Drive frontage in a manner consistent with the built form of the adjacent properties.